



Design Review Board

NOTICE OF DECISION

**On DRC-11-08, ActiveCare at Rolling Hills Ranch
(Senior Care Facility)
850 Duncan Ranch Road
(APN: 595-736-04-00)**

Notice is hereby given that the Design Review Board has considered DRC-11-08, filed by Health Care Group ("Applicant"). The Applicant requests for the construction of a one-story, 24,165 square-foot building consisting of a 60-bed residential care facility for the elderly specializing in memory care. The site is located 850 Duncan Ranch Road ("Project Site") and is owned by R & H Properties, LP ("Property Owner"). The Project Site is zoned Community Purpose Facility (CPF) Zone, with a General Plan designation of Public Quasi (PQ). The Project is more specifically described as follows:

The Project consists of the construction of a one-story, 24,165 square-foot building with 60-beds for a residential care facility. There are two different units types, one consisting of a bedroom and full bath, while other consists of a bedroom and a shared full bath. The building also consists of a kitchen area where meals will be provided, dining and several activity rooms, family dining area, beauty shop for the residents in addition to staff offices, maintenance and a laundry room. The architecture and building materials consist of varied facades and roof articulation, decorative wrought iron design, decorative file and clay trim on windows, arched window openings, and other architectural features to enhance the building. Improvements to the site also include two courtyard areas for the residents to enjoy, which consists of a porch area, seating, walking garden area, and enhanced paving, landscape treatments, and a new trash enclosure.

Planning Staff has reviewed the proposed project for compliance with the California Environmental Quality Act and has determined that the project was adequately covered in previously adopted Final EIR (EIR-91-03), for the Rolling Hills Ranch Sectional Planning Area (SPA) Plan. No further environmental review or documentation is necessary.

The Zoning Administrator, under the provisions of Section 19.14 of the Chula Vista Municipal Code, has conditionally approved said request based upon the following findings of fact as required by CVMC Section 19.14:

That the proposed development will be consistent with the City of Chula Vista's General Plan, Title 19 of the Municipal Code, and the Rolling Hills Ranch Specific Plan land use designations.

The Project is consistent with the City of Chula Vista's General Plan, and Title 19 of the Municipal Code, and the Rolling Hills Ranch Specific Plan. The architecture and building materials consist of varied facades and roof articulation, decorative wrought iron design, decorative file and clay trim on windows, arched window openings, and other architectural features to enhance the building.

Enhanced landscaping will be provided throughout the site. Two courtyard areas with bench seating and a walking garden will provide outdoor amenities for the residents.

The design features of the proposed development are consistent with, and are a cost-effective method of satisfying, the City of Chula Vista Design Manual and Landscape Manual.

The design features are a cost-effective method of satisfying the City of Chula Vista Design Manual and Landscape Manual. The design of the building incorporates several desired features per the City of Chula Vista Manual such as varied facades and roof articulation, arched openings, columns, and other architectural features to enhance the building. Several open space areas have been provided in addition to private open spaces area to satisfy the requirements of the Landscape Manual.

The Design Review Board, under the provisions of Section 19.14.582.I of the Chula Vista Municipal Code, has conditionally approved the project subject to the following conditions:

- I. The following shall be accomplished to the satisfaction of the City, prior to issuance of building permits, unless otherwise specified:

Planning and Building Department:

1. The site shall be developed and maintained in accordance with the approved plans, which include site plans, floor plan, and elevation plan on file in the Planning Division, the conditions contained herein, and Title 19.
2. Prior to, or in conjunction with the issuance of the first building permit, pay all applicable fees, including any unpaid balances of permit processing fees for deposit account DQ-1659.
3. The colors and materials specified on the building plans must be consistent with the colors and materials shown on the site plan and materials board approved by the Design Review Committee on December 5, 2011.
4. A graffiti resistant treatment shall be specified for all wall and building surfaces. This shall be noted for any building and wall plans and shall be reviewed and approved by the Director of Development Services prior to the issuance of building permits. Additionally, the project shall conform to Sections 9.20.055 and 9.20.035 of the CVMC regarding graffiti control.
5. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections, shall be shielded from view and the sound buffered from adjacent properties and streets as required by the Planning Director. Such screening shall be architecturally integrated with the building design and constructed to the satisfaction of the Development Services Director.

6. All ground mounted utility appurtenances such as transformers, AC condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berming, and/or landscaping to the satisfaction of the Director of Development Services.
7. The colors and materials specified on the building plans must be consistent with the colors and materials shown on the site plan and materials board available in the Planning Division and date stamped October 19, 2011.
8. The Applicant shall obtain approval of a sign permit for each sign by the Development Services Department. Signs shall comply with all applicable requirements of the Municipal Code.

Land Development Division:

9. The following fees will be required based on the final Building Plans submitted:
 - a. Sewer Capacity Fee
 - b. Traffic Signal Fees
 - c. Development Impact Fees per the Master Fee Schedule
10. All on-site drainage facilities shall be private
11. The Applicant shall enter in to a Storm Water Facilities Maintenance Agreement with the City before approval of the grading plans for the site. The Developer shall agree to install, inspect, maintain, repair and replace all private Storm Water Management Facilities within the Developer's project.
12. Additional deposits and fees in accordance with the City Subdivision Manual, and Master Fee Schedule will be required for the submittal of the following items:
 - Grading Plans
 - Improvement Plan
13. A Land Development Permit ("grading permit") will be required for the project. All grading work shall be designed in accordance with Chula Vista Ordinance 1797, Chapter 15.04 of the Chula Vista Municipal Code, and the City of Chula Vista Subdivision Manual
14. The Applicant shall obtain a Construction Permit from the Development Services Department to perform the following work in the City's right-of-way, prior to Engineering's release of any Building Permit. The Improvement Plan shall include but not limited to:
 - a. Removal and replacement of broken or damaged curb, gutter, and sidewalk.
 - b. Removal and replacement of existing alley apron to meet design standards as shown in Chula Vista Construction Standard CVCS-1A. Dedication of Right of way may be needed in order to comply with ADA standards.
 - c. Relocation of existing utilities, as determined by the City Engineer.
 - d. Installation or relocation of any street lights along Duncan Ranch Road.

15. Development of this project shall comply with all requirements of the National Pollutant Discharge Elimination System (NPDES) Municipal Permit, Order No. R9-2007-0001 (Municipal Permit), the City of Chula Vista Standard Urban Storm Water Mitigation Plan (SUSMP), the Chula Vista Municipal Code Chapter 14.20, and the latest approved version of the City of Chula Vista Development Storm Water Manual.
16. Any private facilities, such as the walkways, within ROW or the City's easement will require an encroachment permit prior to Improvement Plan or Building Permit approval, which ever occurs first.
17. The Applicant shall provide a letter of permission to grade and construct from owners adjacent to the property.
18. The Applicant shall provide emergency overflow details for all proposed sumps, assuming the private storm drain clogs.
19. A landscape and irrigation plan, shall be prepared by a landscape architect, and submitted for review and approval prior to issuance of building permits.

Fire Department

20. The building permit plans shall demonstrate a fire flow of 2,750 gallons per minute for a 2-hour duration (at 20psi).
21. The Applicant shall provide a water flow letter from the applicable water agency having jurisdiction indicating that the above mentioned fire flow is available to serve this project.
22. The Applicant shall provide a water supply analysis technical report to the Chula Vista Fire Department for review and approval. This report shall be a node to node analysis using the Hazen- Williams formula. The analysis shall show that the required fire flow is available at the hydrants and that simultaneously, the sprinkler demand is available at the most demand sprinkler riser.
23. The minimum fire hydrant size shall be: 6" x 4" x 2" ½ x 2 ½".
24. Automatic gates shall be provided with both an Opticom Detection System and a Knox Key Switch override. Provisions shall be taken to operate the gate upon the loss of power.
25. Grades for any access roadway shall be restricted to the following
 - Asphalt < 11%
 - Concrete =/> 11%
26. Buildings shall be provided with two Knox appliances.
 - Provide a Knox Vault at the main entrance to the building
 - Provide a Knox Box at the Fire control Room

27. Prior to occupancy, the building shall be addressed in accordance with the following criteria:

- 0-50 ft. from the building to the face of the curb=6-inches in height with a 2-inch stroke.
- 51-150 ft. from the building to the face of the curb= 10-inches in height with a 1 ½-inch stroke.
- 151 ft. from the building to the face of the curb= 16-inches in height with a 2-inch stroke

28. The Applicant shall provide an exiting plan and include the doors and hardware.

Environmental Services Division

29. The Applicant shall submit a “Recycling and Solid Waste Management Plan” to the Conservation Coordinator for review and approval as a part of the permit process. The plan shall demonstrate those steps the applicant will take to comply with Municipal Code, including but not limited to Section 8.24, 8.25, and 19.58.340 and meet the State mandate to reduce or divert at least 50% of the waste generated by all residential, commercial and industrial developments. The applicant shall contract with the City’s franchise hauler throughout the construction and occupancy phase of the project. The “Recycling and Solid Waste Management Plan” features should be identified on the building plans.

30. The Applicant for a land use or building permit shall submit the required performance deposit fee.

II. The following on-going conditions shall apply to the property as long as it relies on this approval.

31. All landscaping and hardscape improvements shall be installed and maintained in accordance with the approved landscape plan.

32. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City Ordinances in effect at the time of building permit issuance.

33. The Applicant shall and does agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorneys’ fees (collectively, “liabilities”) incurred by the City arising, directly or indirectly, from: (a) City’s approval of this Notice of Decision; (b) City’s approval or issuance of any other permit to the applicant, or action in connection with the project; and (c) Applicant’s installation and operation of the project, including without limitation, any and all liabilities arising from the emission by the project of electromagnetic fields or other energy waves or emissions. Applicant shall acknowledge its agreement with this provision by executing a copy of this Notice of Decision where indicated below. Applicant’s compliance with this provision is an express condition of this Notice of Decision and this provision shall be binding on any and all of Applicant’s successors and assigns.

December 5, 2011

34. The property owner and the Applicant shall execute this document by making a true copy of this Notice of Decision and signing both this original notice and the copy on the lines provided below, said execution indicating that the property owner and Applicant have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Planning Department. Failure to return the signed true copy of this document prior to submittal for building permits to the Development Services Department shall indicate the property owner/applicant's desire that the project, and the corresponding application for building permits and/or a business license, be held in abeyance without approval.

Signature of property owner

Date

Signature of Authorized Representative

Date

PASSED AND APPROVED BY THE DESIGN REVIEW COMMITTEE OF THE
CITY OF CHULA VISTA, CALIFORNIA, this 5th day of December, 2011.


AYES: 4 (CALVO, NAVA, MARTINEZ, BALVANEDA)

NOES: 0

ABSTAIN: 0

ABSENT: 0

ATTEST: 0


Patricia Salvacion, Secretary

SP/CY

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